

# London County Council.

## WORKING CLASS DWELLINGS.

Return ordered by the Council on 2nd March, 1897—

“That it be referred to the Housing of the Working Classes Committee to prepare and submit a return giving (1) particulars of the block dwellings and cottages erected by the Council with the names of the contractors, the number of persons accommodated or to be accommodated, the contract cost, or if not finished, the estimated cost, together with the estimated annual balance as reported by the Finance Committee after complying with the Council's resolution; (2) particulars under the following headings (*a*) rents charged, grouped according to tenements and per room, (*b*) number of separate tenements and workshops, (*c*) number of persons actually in residence, (*d*) nature of occupation of head of each family, (*e*) average size in square feet of the living and bedrooms in each block or dwelling; (3) particulars showing the number of persons now occupying the new dwellings, who were displaced or removed from areas cleared; (4) particulars showing districts or areas in respect to which the Council is, or may be, committed to erect dwellings, and the number of persons to be accommodated.”

T. BELL,

*for the Clerk of the Council.*



NOTE.—Attention is directed to the additional words on pp. 4 and 6, and the altered figures on p. 7.

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COUNTY HALL,

SPRING GARDENS, S.W.,

December, 1897.



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T. BELL,

*for the Clerk of the Council.*



COUNTY HALL,

SPRING GARDENS, S.W.,

*December, 1897.*





## EXPLANATORY MEMORANDUM.

As the information required under portions of the order of the Council varies from time to time it has been thought desirable to fix a date at which the particulars may be taken. This has been settled as 31st March, 1897. It has not been practicable, owing to the diversified character of the information required by the order of the Council, to compile it in one table or to preserve the exact sequence of the heads of information set out in the resolution, but this has been done wherever possible.

The return is divided into six parts—

Part I. includes Section 1 (first part) and 2 (e) of the resolution.

Part II. includes the latter part of Section 1.

Part III. includes Section 2 (a) (b) and (c).

Part IV. includes Section 4.

Part V. includes Section 3.

Part VI. includes Section 2 (d).

In Part I. of the return the accommodation provided is given in detail; the total number of rooms appears in Part III., together with the actual population.

In the case of Henley and Walton buildings (No. 18), the design selected was the result of a competition, and in addition to the ordinary professional expenses incurred in the erection, the expenses of this competition have been added. In all cases the cost or estimate given is exclusive of the tenement gas supply; in all cases except the Boundary-street area it has been provided by the gas company, and the figures are omitted in order that the comparison may be exact.

Part II. indicates the development of the Council's regulations as to the finances of artisans' dwellings. The figures in ordinary type in columns headed "Particulars of Annual Charge in respect of Capital Outlay" are those upon which, after receiving reports from the Finance Committee, the Council sanctioned the erection of the dwellings; those in *italics* being the alternative figures submitted by the Finance Committee to show the actual effect on the County Rate under the financial conditions then in force.

When the Council decided to acquire the Costermongers'-dwellings, Dufferin-street (No. 1), no estimate of the probable effect on the County Rate was submitted, the transaction being prior to the Council's resolution of 21st March, 1893.

In the case of the dwellings at Poplar (No. 3) and the cottages erected in connection with the Blackwall-tunnel at East Greenwich (No. 4), the Council, decided without an estimate before them, to proceed with the buildings in view of the urgency of providing accommodation and the failure to dispose of the land by auction subject to the re-housing obligation.

In the case of Beachcroft-buildings (No. 2), calculations were submitted to the Council in which the sinking fund was to provide the difference between the total outlay and the estimated selling value at the end of the stock period.

On 21st March, 1893, the Council resolved "that the rents to be charged for dwellings erected by the Council shall not exceed those ruling in the neighbourhood, and shall be so fixed as to provide a net return of not less than 3 per cent. (after allowing for a sinking fund for rebuilding and all outgoings) upon the value of the land (subject to the obligation to erect dwellings upon it) plus the cost of building with ordinary foundations, and that all such dwellings shall be so designed that the cost of erection may not exceed a sum which will enable the Council to carry out the foregoing conditions."

As will be noticed, no term is mentioned in this resolution for the period over which the sinking fund is to extend, nor is a rate of interest fixed at which the sinking fund is to accumulate. The Housing Committee proposed, having regard to the life of the buildings and to the fact that the sinking fund mentioned in the resolution was for *rebuilding* to replace the cost of building in 100 years at three per cent. The buildings Nos. 5 to 18 in Section (1) of Part II. and Nos. 19 and 20 in Section (2) were passed by the Council on calculations prepared accordingly; the calculations on the basis of repaying the whole capital outlay within the stock period showed the balances printed in *italics*.

On 18th February, 1896, the Council passed the following resolution—

"That in cases where the Council itself decides to erect dwellings in preference to selling or letting the land for that purpose—

"The rents to be charged for the dwellings erected in connection with any specified housing scheme or area shall not exceed those ruling in the neighbourhood, and shall be so fixed that, after providing for all outgoings, interest and sinking fund charges, there shall be no charge on the county rate in respect of the dwellings on such area or scheme, and that all such dwellings shall be so designed that the cost of erection may not exceed a sum which will enable the Council to carry out the foregoing conditions. The interest and sinking fund charges shall be calculated upon the cost of erection plus the value of the site, subject to the obligation to build dwellings for the working classes upon it."

Items Nos. 21 and 23 were passed on that basis alone.

Iffley-buildings, Boundary-street area, and Cranley-buildings, Brooke's-market (Nos. 23 and 24), were passed on the assumption that the powers of the Council under the Money Act of 1896, giving powers to create a permanent stock would be in force by the time the capital was required to be expended, so that the full term of 60 years would be secured for the repayment of the capital outlay.

With regard to the Boundary-street area, the average rent per room set out in Part III. relates chiefly to those tenements nearest Shoreditch and overlooking the open space, where rents are higher for similar accommodation than in other parts of the area. The average rent will, however, probably not be much less owing to the general upward tendency of rents in this locality, and also to the larger rooms now being insisted upon by the Home Secretary.

The remainder of the return speaks for itself.



**Statement giving particulars of cost and the  
(1) Completed and fit for occupation**

Index No.	Buildings.	Contractors.	Value of work measured or estimated (a).	Actual cost (a).
			£ s. d.	£ s. d.
1	Costermongers' dwellings, Dufferin-street	Purchased by Council because of breach of covenant for ... ..	—	6,300 - -
2	Beachcroft - buildings, Limehouse	Messrs. Reed, Blight and Co. } Foundations Design, quantities and supervision ... .. } Superstructure	11,189 10 - 546 18 9	11,189 10 - 546 18 9
		Total... ..	11,736 8 9	11,736 8 9
3	Council - buildings, Yabsley-street, Poplar	Messrs. Reed, Blight and Co.—Foundations ... Works department—Superstructure ... Design, quantities and supervision ...	1,546 9 2 10,999 18 8 942 8 6	1,546 9 2 13,839 11 1 942 8 6
		Total ... ..	13,488 16 4	16,328 8 9
4	East Greenwich cottages ...	Messrs. Kirk and Randall—Foundations ... Works department—Superstructure ... Design, quantities and supervision ...	2,851 10 9 22,108 7 4 714 13 -	2,851 10 9 23,729 1 2 714 13 -
		Total ... ..	25,674 11 1	32,295 4 11
5	Cable-street, Shadwell (including caretaker's lodge)	Works department—Foundations ... " Superstructure ... Design, quantities and supervision ...	2,504 17 1 21,722 18 9 792 16 -	2,070 14 6 20,743 2 1 792 16 -
		Total ... ..	25,020 11 10	23,611 12 7
6	Goldsmith-row-cottages, Shore-ditch	Works department—Foundations ... " Superstructure ... Design, quantities and supervision ...	835 10 11 6,221 6 7 571 10 10	842 9 11 5,714 8 2 571 10 10
		Total ... ..	7,628 8 4	7,128 8 11
7	Hughes-fields-cottages, Deptford	Works department—Foundations ... " Superstructure ... Design, quantities and supervision ...	5,137 2 3 27,633 10 8 1,256 11 2	4,094 13 1 30,113 - - 1,256 11 2
		Total ... ..	34,027 4 1	35,464 4 3
8	Idenden-cottages, East Greenwich	Works department—Foundations ... Messrs. Holloway Bros.—Superstructure ... Design, quantities and supervision ...	2,236 19 7 13,871 15 1 983 16 10	2,083 11 4 13,871 15 1 983 16 10
		Total ... ..	17,092 11 6	16,939 3 3
9	Shelton-street, Drury-lane ...	Works department—Foundations ... " Superstructure ... Design, quantities and supervision ...	2,149 5 6 13,902 - 5 1,294 12 7	2,018 8 4 16,522 17 8 1,294 12 7
		Total ... ..	17,345 18 6	19,835 18 7
10	BOUNDARY-STREET AREA— Streatley-buildings ...	Works department—Foundations ... " Superstructure ... Design, quantities and supervision ...	2,360 11 9 11,536 2 2 635 18 1	2,225 16 10 12,943 6 9 635 18 1
		Total ... ..	14,532 12 -	15,805 1 8
11	Cleeve-buildings ...	Works department—Foundations ... Messrs. Holloway Bros.—Superstructure ... Design, quantities and supervision ...	878 13 10 9,966 7 10 673 11 11	869 14 10 9,966 7 10 673 11 11
		Total ... ..	11,518 13 7	11,509 14 7
12	Culham-buildings ...	Works department—Foundations ... Messrs. Holloway Bros.—Superstructure ... Design, quantities and supervision ...	537 2 7 4,027 17 10 327 16 -	531 15 - 4,027 17 10 327 16 -
		Total ... ..	4,892 16 5	4,887 8 10
13	Sonning-buildings ...	Works department—Foundations ... Messrs. Holloway Bros.—Superstructure ... Design, quantities and supervision ...	1,019 14 6 7,159 13 6 459 8 6	1,009 10 3 7,159 13 6 459 8 6
		Total ... ..	8,638 16 6	8,628 12 3

(a) This includes all foundations, superstructure, architect's expenses, quantity surveyor, clerk of works, and all incidental expenses involved in the construction of the buildings, except gas supply to tenements. Figures in heavy type may be taken as practically final. Figures in ordinary type are approximate, as the accounts are not yet finally complete. Figures in italics represent the original estimate on which the Council approved the building scheme.

(b) The average size of rooms is calculated upon the net area, after deducting all projections and plaster. Fractions of a square foot are disregarded.

(c) For this purpose workshops and kitchens are reckoned as rooms, shops as equivalent to the number of rooms immediately over them.

## I.

average sizes of the various rooms in dwellings.  
on the 31st March, 1897.

Number of rooms.					Average size in square feet (b).			Value per room measured or estimated (c).	Actual cost per room (c).	Character of buildings.	Class of tenement.	Index No.
Living rooms.	Kitchens.	Bed-rooms.	Shops.	Work-shops.	Living rooms.	Kitchens.	Bed-rooms.					
56	—	31	—	—	128 316	—	125	£ s. d. —	—	Block dwellings—5 storeys	E	1
40	—	60	—	—	152	—	113	117 7 3	117 7 3	Block dwellings—4 storeys	A	2
50	—	70	—	—	157	—	98	112 8 1	136 1 5	Block dwellings—5 storeys	A	3
78	—	154	—	—	154	—	113	110 13 4	138 8 6	Cottage dwellings and cottages—3 storeys	A	4
102	—	163	—	—	145	—	97	94 8 4	89 2 -	Block dwellings—5 storeys	A	5
25	—	47	—	—	149	—	111	105 19 -	99 - 1	Cottage dwellings and cottages—3 storeys	A	6
134	—	199	—	—	148	—	102	102 3 8	106 10 -	Cottage dwellings and cottages—3 storeys	A	7
50	50	150	—	—	141	86	113	85 9 3	84 13 1	Cottages—3 storeys	A	8
63	—	83	—	23	159	—	102	102 12 9	117 7 4	Block dwellings—3, 4 and 5 storeys	A	9
56	—	80	—	12	146	—	97	98 3 10	106 15 10	Block dwellings—4 and 5 storeys	A	10
32	—	71	8	16	146	—	103	79 19 10	79 18 7	Block dwellings—5 storeys, shops on ground floor and one-storey workshops	D	11
35	—	20	—	—	157	—	99	88 19 2	88 17 3	Block dwellings—5 storeys	D & E	12
40	—	85	—	—	158	—	99	69 2 2	69 - 6	Block dwellings—5 storeys	D	13

A. Flats or cottages entirely self-contained.

B. Flats self-contained, but with detached private w.c.

C. Flats with private w.c. and private scullery outside the tenement.

D. Flats with private w.c. outside the tenement, and using scullery in common with others.

E. Flats using both w.c. and scullery in common with others.



## PART

Index No.	Buildings.	Contractors.	Value of work measured or estimated (a).	Actual cost (a).
			£ s. d.	£ s. d.
14	Marlow-buildings ...	Works department—Foundations ...	1,100 - -	—
		Mr. G. E. Todd—Superstructure ...	10,800 - -	
		Design, quantities and supervision ...	595 - -	
		Total ...	12,495 - -	
15	Shiplake-buildings ...	Works department—Foundations ...	900 - -	—
		Mr. G. E. Todd—Superstructure ...	7,550 - -	
		Design, quantities and supervision ...	420 - -	
		Total ...	8,870 - -	
16	Hurley-buildings ...	Works department—Foundations ...	150 - -	—
		Messrs. J. Jarvis and Sons—Superstructure ...	2,000 - -	
		Design, quantities and supervision ...	108 - -	
		Total ...	2,258 - -	
17	Sandford-buildings ...	Works department—Foundations ...	190 - -	—
		" Superstructure ...	1,960 - -	
		Design, quantities and supervision ...	108 - -	
		Total ...	2,258 - -	
18	Henley-buildings and Walton-buildings	Works department—Foundations ...	28,397 17 2	—
		" Superstructure ...		
		Design, quantities and supervision ...		
		Competition expenses ...		
		Total ...	30,875 16 3	—

## (2) In course of erection on

19	BOUNDARY-STREET AREA— Taplow-buildings ...	Works Department—Foundations ...	810 - -	—
		" Superstructure ...	7,690 - -	
		Design, quantities and supervision ...	425 - -	
		Total ...	8,925 - -	
20	Sunbury-buildings ...	Works department—Foundations ...	1,500 - -	—
		" Superstructure ...	17,350 - -	
		Design, quantities and supervision ...	950 - -	
		Total ...	19,800 - -	
21	Chertsey-buildings ...	Works department—Foundations ...	390 - -	—
		" Superstructure ...	4,725 - -	
		Design, quantities and supervision ...	260 - -	
		Total ...	5,375 - -	
22	Ifley-buildings ...	Messrs. Yerbury and Sons—Foundations ...	3,810 - -	—
		" Superstructure ...		
		Design, quantities and supervision ...		
		Total ...		
23	GREEN-STREET AND GUN-STREET, BOROUGH, S.E.— Albury, Merrow, Ripley and Clandon buildings	Works department—Foundations ...	18,300 - -	—
		" Superstructure ...		
		Design, quantities and supervision ...		
		Total ...		
24	BROOKE'S-MARKET, HOLBOEN— Cranley-buildings ...	Messrs. Yerbury and Sons—Foundations ...	2,764 - -	—
		" Superstructure ...		
		Design, quantities and supervision ...		
		Total ...		

(a) This includes all foundations, superstructure, architect's expenses, quantity surveyor, clerk of works, and all incidental expenses involved in the construction of the buildings, except gas supply to tenements. Figures in heavy type may be taken as practically final. Figures in ordinary type are approximate, as the accounts are not yet finally complete. Figures in italics represent the original estimate on which the Council approved the building scheme.

(b) The average size of rooms is calculated upon the net area, after deducting all projections and plaster. Fractions of a square foot are disregarded.

(c) For this purpose workshops and kitchens are reckoned as rooms, shops as equivalent to the number of rooms immediately over them.



I.—(continued).

Number of rooms.					Average size in square feet (b).			Value per room measured or estimated (c).	Actual cost per room (c).	Character of buildings.	Class of tenement.	Index No.
Living rooms.	Kitchens.	Bed-rooms.	Shops.	Work-shops.	Living rooms.	Kitchens.	Bed-rooms.					
34	34	61	6	17	150	112	102	£ s. d. <del>99 11 1</del> 73.18 8	£ s. d. —	Block dwellings—5 storeys	A	14
26	26	54	4	—	147	119	110	£ s. d. <del>99 7 11</del> 72.14 1	—	Block dwellings—5 storeys	A	15
10	—	15	—	—	156	—	98	90 6 4	—	Block dwellings—5 storeys	A	16
10	—	15	—	—	156	—	98	90 6 4	—	Block dwellings—5 storeys	A	17
145	—	205	—	—	160	—	97	88 4 3	—	Block dwellings—5 storeys	A	18

the 31st March, 1897.

50	—	75	—	—	146	—	109	71 8 -	—	Block dwellings—5 storeys	A & D	19
80	—	115	—	32	158	—	104	87 4 5	—	Block dwellings—5 storeys	A, C and D	20
20	10	34	—	—	156	75	104	99 10 9	—	Block dwellings—5 storeys	A	21
15	5	25	—	—	164	144	106	88 17 9	—	Block dwellings—5 storeys	A	22
102	—	108	—	—	153	—	97	91 10 -	—	Block dwellings—3 storeys	A	23
12	—	18	—	—	152	—	100	96 4 9	—	Block dwellings—3 storeys	A	24

A. Flats or cottages entirely self-contained.

B. Flats self-contained, but with detached private w.c.

C. Flats with private w.c. and private scullery outside the tenement.

D. Flats with private w.c. outside the tenement, and using scullery in common with others.

E. Flats using both w.c. and scullery in common with others.

Statement showing estimated annual balances, as reported by the Finance  
February, 1896,

21st March, 1893—That the rents to be charged for dwellings erected by the Council shall not exceed a sinking fund for re-building and all outgoings) upon the value of the land (subject to the obligation to the cost of erection may not exceed a sum which will enable the Council to carry out the foregoing

18th February, 1896—That in cases where the Council decides itself to erect dwellings in preference

The rents to be charged for the dwellings erected in connection with any specified housing interest and sinking fund charges, there shall be no charge on the county rate in respect of the which will enable the Council to carry out the foregoing conditions. The interest and sinking fund the working classes upon it.

(a) Buildings completed and fit for

Index No.	Buildings.	Estimated capital outlay.				Estimated rents receivable.	Estimated outgoings.
		Land.	Buildings.	Design, quantities and supervision.	Total.		
		£	£	£	£	£ s. d.	£ s. d.
1	Dufferin-street ... ..	—	—	—	—	—	—
2	Beachcroft-buildings ... ..	1,200	10,700	500	12,400	624 - -	261 1 6
3	Council-buildings, Poplar ...	—	—	—	—	773 10 -	402 2 10
4	East Greenwich-cottages ...	—	—	—	—	1,170 - -	577 9 -
5	Cable-street... ..	2,500	21,983	1,100	25,583	1,612 - -	823 10 2
6	Goldsmith-row-cottages ... ..	1,000	6,835	335	8,170	439 8 -	187 3 11
7	Hughes-fields-cottages ... ..	3,720	31,362	1,500	36,582	1,778 8 -	630 1 9
8	Idenden-cottages ... ..	1,500	16,390	820	18,710	975 - -	430 7 6
9	Shelton-street ... ..	4,700	14,478	724	19,902	1,420 18 -	623 14 4
	BOUNDARY-STREET AREA—						
10	Streatley-buildings ... ..	3,400	13,645	610	17,655	1,034 16 -	526 16 -
11	Cleeve-buildings ... ..	4,325	10,050	500	14,875	1,247 7 -	599 5 2
12	Culham-buildings ... ..	990	4,310	216	5,516	422 10 -	188 3 -
13	Sonning-buildings ... ..	2,700	7,700	400	10,800	806 - -	383 2 3

## II.

Committee, after complying with the Council's resolutions of 21st March, 1893 and 18th which are as follow—

those ruling in the neighbourhood; and shall be so fixed as to provide a net return of not less than 3 per cent. (after allowing for erect dwellings upon it) plus the cost of building with ordinary foundations, and that all such dwellings shall be so designed that conditions.

to selling or letting the land for that purpose—

scheme or area, shall not exceed those ruling in the neighbourhood, and shall be so fixed that, after providing for all outgoings, dwellings on such area or scheme, and that all such dwellings shall be so designed that the cost of erection may not exceed a sum charges shall be calculated upon the cost of erection, plus the value of the site, subject to the obligation to build dwellings for

occupation on 31st March, 1897.

Estimated annual balance available.	Particulars of estimated annual charges in respect of capital outlay.			Estimated annual balance.		Remarks.	Index No.
	Interest at 3 per cent.	Sinking fund.	Total.	Deficit.	Surplus.		
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		
—	—	—	—	—	—	No estimate submitted.	1
362 18 6	372 - -	55 11 10	427 11 10	64 13 4	—	Sinking fund for 56 years at $2\frac{1}{2}$ per cent.—selling price at end of period taken into consideration.	2
371 7 2	—	—	—	—	—	} Estimates not submitted to Council.	3
592 11 -	—	—	—	—	—		4
788 9 10	741 - -	36 11 1	777 11 1	—	10 18 9	Sinking fund for 100 years at 3 per cent. to reproduce cost of buildings with ordinary foundations.	5
	767 9 10	221 8 -	988 17 10	200 8 -	—	Sinking fund for 55 years at $2\frac{1}{2}$ per cent. to reproduce total outlay. Interest also calculated on total outlay.	
252 4 1	235 1 -	11 5 1	246 6 1	—	5 18 -	Sinking fund for 100 years at 3 per cent. to reproduce cost of buildings with ordinary foundations.	6
	245 2 -	70 14 1	315 16 1	63 12 -	—	Sinking fund for 55 years at $2\frac{1}{2}$ per cent. to reproduce total outlay. Interest also calculated on total outlay.	
1,148 6 3	1,056 12 -	51 17 6	1,108 9 6	—	39 16 9	Sinking fund for 100 years at 3 per cent. to reproduce cost of buildings with ordinary foundations.	7
	1,097 9 5	316 11 10	1,414 1 3	265 15 -	—	Sinking fund for 55 years at $2\frac{1}{2}$ per cent. to reproduce total outlay. Interest also calculated on total outlay.	
544 12 6	519 12 -	26 1 -	545 13 -	1 - 6	—	Sinking fund for 100 years at 3 per cent. to reproduce cost of buildings with ordinary foundations.	8
	561 6 -	167 8 4	728 14 4	184 1 10	—	Sinking fund for 54 years at $2\frac{1}{2}$ per cent. to reproduce total outlay. Interest also calculated on total outlay.	
797 3 8	597 1 3	25 1 -	622 2 3	—	175 1 5	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	9
	597 1 3	172 4 9	769 6 -	—	27 17 8	Sinking fund for 55 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
508 - -	486 6 -	21 2 -	507 8 -	—	- 12 -	Sinking fund for 100 years at 3 per cent. to reproduce cost of building with ordinary foundations.	10
	529 13 -	152 15 10	682 8 10	174 8 10	—	Sinking fund for 55 years at $2\frac{1}{2}$ per cent. to reproduce total outlay. Interest also calculated on total outlay.	
648 1 10	446 5 -	17 7 5	463 12 5	—	184 9 5	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	11
	446 5 -	133 2 -	579 7 -	—	68 14 10	Sinking fund for 54 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
234 7 -	165 9 8	7 9 1	172 18 9	—	61 8 3	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	12
	165 9 8	49 7 2	214 16 10	—	19 10 2	Sinking fund for 54 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
422 17 9	324 - -	13 6 9	337 6 9	—	85 11 -	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	13
	324 - -	96 12 9	420 12 9	—	2 5 -	Sinking fund for 54 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	



## PART

Index No.	Buildings.	Estimated capital outlay.				Estimated rents receivable.	Estimated outgoings.
		Land.	Buildings.	Design, quantities and supervision.	Total.		
		£	£	£	£	£ s. d.	£ s. d.
14	Marlow-buildings ... ..	3,500	11,900	595	15,995	1,306 10 -	606 3 11
15	Shiplake-buildings ... ..	2,400	8,450	420	11,270	906 2 -	425 11 1
16	Hurley-buildings ... ..	510	2,150	108	2,768	191 15 -	83 - 7
17	Sandford-buildings ... ..	510	2,150	108	2,768	191 15 -	83 - 7
18	Henley-buildings and Walton-buildings	8,000	28,168	1,408	37,576	2,574 - -	1,149 8 2

## (b) Dwellings in course of

Index No.	Buildings.	Estimated capital outlay.				Estimated rents receivable.	Estimated outgoings.
		Land.	Buildings.	Design, quantities and supervision.	Total.		
		£	£	£	£	£ s. d.	£ s. d.
19	BOUNDARY-STREET AREA— Taplow-buildings ... ..	2,730	8,500	425	11,655	875 5 -	417 13 4
20	Sunbury-buildings ... ..	4,000	18,850	950	23,800	1,748 10 -	787 6 9
21	Chertsey-buildings ... ..	1,250	5,115	260	6,625	470 12 -	208 4 6
22	Iffley-buildings ... ..	1,000	3,810	190	5,000	338 - -	150 16 1
23	GREEN-STREET AND GUN-STREET, SOUTH-WARK— Albury, Merrow, Ripley and Clandon-buildings	3,860	18,300	915	23,075	1,622 8 -	711 5 3
24	BROOKE'S-MARKET, HOLBORN— Cranley-buildings ... ..	750	2,764	130	3,644	245 4 -	106 5 6

## II.—(continued).

Estimated annual balance available.	Particulars of estimated annual charges in respect of capital outlay.			Estimated annual balance.		Remarks.	Index No.
	Interest at 3 per cent.	Sinking fund.	Total.	Deficit.	Surplus.		
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		
700 6 1	479 17 -	20 11 6	500 8 6	—	199 17 7	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	14
	479 17 -	143 2 6	622 19 6	—	77 6 7	Sinking fund for 54 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
480 10 11	338 2 -	14 12 1	352 14 1	—	127 16 10	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	15
	338 2 -	100 16 10	438 18 10	—	41 12 1	Sinking fund for 54 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
108 14 5	83 - 10	3 14 5	86 15 3	—	21 19 2	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	16
	83 - 10	25 12 4	108 13 2	—	- 1 3	Sinking fund for 53 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
108 14 5	83 - 10	3 14 5	86 15 3	—	21 19 2	Sinking fund for 100 years at 3 per cent. to reproduce total outlay.	17
	83 - 10	25 12 4	108 13 2	—	- 1 3	Sinking fund for 53 years at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
1,424 11 10	1,093 5 3	46 16 3	1,140 1 11	—	284 9 11	Sinking fund for 100 years at 3 per cent. to reproduce cost of buildings with ordinary foundations.	18
	1,127 5 7	336 4 7	1,463 10 2	33 18 4	—	Sinking fund for 54 years at $2\frac{1}{2}$ per cent. to reproduce total outlay. Interest also calculated on total outlay.	

erection on the 31st March, 1897.

Estimated annual balance available.	Particulars of estimated annual charges in respect of capital outlay.			Estimated annual balance.		Remarks.	Index No.
	Interest at 3 per cent.	Sinking Fund.	Total.	Deficit.	Surplus.		
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		
475 11 8	349 13 -	14 13 11	364 6 11	—	93 4 9	Sinking fund for 100 years, at 3 per cent. to reproduce total outlay.	19
	349 13 -	107 17 3	457 10 3	—	- 1 5	Sinking fund for 53 years, at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
961 3 3	714 - -	32 12 1	746 12 1	—	214 11 2	Sinking fund for 100 years, at 3 per cent. to reproduce total outlay.	20
	714 - -	220 5 2	934 5 2	—	26 18 1	Sinking fund for 53 years, at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
262 7 6	198 15 -	61 6 3	260 1 3	—	2 6 3	Sinking fund for 53 years, at $2\frac{1}{2}$ per cent. to reproduce total outlay.	21
187 3 11	150 - -	36 15 4	186 15 4	—	- 8 7	Sinking fund for 60 years, at $2\frac{1}{2}$ per cent., to reproduce total outlay.	22
	150 - -	47 17 5	197 17 5	10 13 -	—	Sinking fund for 52 years, at $2\frac{1}{2}$ per cent. to reproduce total outlay.	
911 2 9	692 5 -	213 10 11	905 15 11	—	5 6 10	Sinking fund for 53 years, at $2\frac{1}{2}$ per cent. to reproduce total outlay.	23
138 18 6	109 6 5	26 15 11	136 2 4	—	2 16 2	Sinking fund for 60 years, at $2\frac{1}{2}$ per cent. to reproduce total outlay.	24
	109 6 5	34 17 10	144 4 3	5 5 9	—	Sinking fund for 52 years, at $2\frac{1}{2}$ per cent. to reproduce total outlay.	

## PART III.

Statement giving particulars in respect of each block completed and occupied on the 31st March, 1897, of the number and nature of the tenements with the rent charged, grouped according to tenements, and the average rent per week per room, together with the number of persons in occupation.

Index No.	Name of dwellings and date of opening.	Particulars of tenements, &c.	Rent per week per tenement.	Total rent per week.	Average rent per week per room.	Number of persons in occupation.
1	DUFFERIN-STREET DWELLINGS (Acquired April, 1892.)	4 one-room tenements ... at 14 " " " " " " 7 " " " " " " 4 " " " " " " 5 two-room " " " " " " 9 " " " " " " 9 " " " " " " 3 three-room " " " " " " 1 " " " " " " Stables (12) ... " " " " Sheds (12) ... " " " " Total ... 56 tenements containing 87 rooms, 12 stables and 12 sheds.	£ s. d. - 2 - - 2 3 - 2 6 - 2 9 - 4 - - 4 3 - 4 6 - 6 - - 6 6 - 1 6 - 1 -	£ s. d. 11 1 3	s. d. 2 3-0	6 36 17 11 20 45 35 13 8 191
2	BEACHCROFT-BUILDINGS (Opened September, 1894.)	21 two-room tenements ... at 13 three-room " " " " 6 " " " " " " 1 room used as office Total ... 40 tenements containing 99 rooms and 1 office.	- 5 6 - 7 - - 7 6	12 11 6	2 6-4	82 66 41 189
3	COUNCIL-BUILDINGS, POPLAR (Opened April, 1894.)	8 two-room tenements ... at 13 " " " " " " 8 " " " " " " 2 " " " " " " 8 three-room " " " " " " 8 " " " " " " 3 " " " " " " Total ... 50 tenements containing 120 rooms, 3 of which are occupied by superintendent.	- 5 - - 5 3 - 5 6 - 5 9 - 6 6 - 6 9 - 7 -	14 10 9	2 5-3	28 33 28 10 45 40 12 196
4	EAST GREENWICH-COTTAGES— (Opened May, 1894.)	Armitage-cottages ... 12 two-room tenements ... at 4 three-room " " " " 4 " " " " " " 14 four-room cottages ... " " 2 " " " " " " Total ... 20 tenements containing 48 rooms, and 16 cottages containing 64 rooms. Collerston-cottages ... 12 two-roomed tenements ... " 4 three-room " " " " 4 " " " " " " 3 four-room cottages ... " 1 " " " " " " Total ... 20 tenements containing 48 rooms, and 4 cottages containing 16 rooms. Westview-cottages ... 6 two-room tenements ... " 2 three-room " " " " 2 " " " " " " 5 four-room cottages ... " 3 " " " " " " Total ... 10 tenements containing 24 rooms, and 8 cottages containing 32 rooms. Total for E. Greenwich-cottages... 50 tenements containing 120 rooms, and 28 cottages containing 112 rooms, or a total of 232 rooms.	- 4 6 - 5 6 - 6 - - 7 - - 8 - - 4 6 - 5 6 - 6 - - 7 - - 8 - - 4 6 - 5 6 - 6 - - 7 6 - 8 3	10 12 - 6 7 - 5 12 3 22 11 3	1 10-7 1 11-8 2 0-6 1 11-5	38 20 23 89 9 42 17 21 16 6 21 10 13 40 20 385



## PART III.—(continued).

Index No.	Name of dwellings and date of opening.	Particulars of tenements, &c.	Rent per week per tenement.	Total rent per week.	Average rent per week per room.	Number of persons in occupation.
5	CABLE-STREET DWELLINGS— (Opened March, 1896.)		£ s. d.	£ s. d.	s. d.	
	Bewley-buildings ... ..	20 two-room tenements ... at	- 5 -			79
		30 three-room " ... "	- 7 -			154
	Total ... ..	50 tenements containing 130 rooms.		15 10 -	2 4 6	233
	Dellow-buildings ... ..	20 two-room tenements ... "	- 5 -			77
		30 three-room " ... "	- 7 -			157
	Total ... ..	50 tenements containing 130 rooms.		15 10 -	2 4 6	234
	Total for Cable-street Dwellings...	100 tenements containing 260 rooms.		31 - -	2 4 6	467
6	GOLDSMITH-ROW-COTTAGES (Opened September, 1895.)					
		8 two-room tenements ... at	- 5 6			22
		8 three-room " ... "	- 7 6			39
		3 " " ... "	- 7 9			14
		1 " " ... "	- 8 6			6
		5 four-room " ... "	- 10 -			34
	Total ... ..	25 tenements containing 72 rooms, 3 of which are occupied by caretaker.		9 5 9	2 6 9	115
7	HUGHES-FIELDS-COTTAGES ... (Opened January, 1895.)					
		24 two-room tenements ... at	- 4 8			96
		13 " " ... "	- 4 9			56
		25 " " ... "	- 4 10			97
		8 " " ... "	- 5 -			33
		6 three-room " ... "	- 6 3			31
		56 " " ... "	- 6 6			331
		2 four-room " ... "	- 7 6			14
	Total ... ..	134 tenements containing 334 rooms, 2 of which are occupied by caretaker.		37 11 1	2 2 6	659
8	IDENDEN-COTTAGES ... .. (Opened August, 1896.)					
		30 four-room cottages ... at	- 8 -			159
		20 " " ... "	- 8 6			102
	Total ... ..	50 cottages, each containing 4 rooms and scullery, or 200 rooms. One cottage occupied by superintendent.		20 10 -	2 0 6	261
9	SHELTON-STREET DWELLINGS— (Opened August, 1896.)					
	Aldwych-buildings ... ..	2 two-room tenements ... at	- 6 6			4
		12 " " ... "	- 7 -			39
		16 " " ... "	- 7 6			49
		Workshops (1) ... ..	- 4 -			
	Total ... ..	" (4) ... ..	- 4 6			92
		" (5) ... ..	- 5 -			
		30 tenements containing 60 rooms, and 10 workshops.		13 4 -	3 7 4	
	Cotterell-buildings ... ..	2 four-room tenements ... "	- 11 -			16
		2 " " ... "	- 11 6			16
	Total ... ..	4 tenements containing 16 rooms, 4 of which are occupied by superintendent.		2 5 -	2 9 7	32
	Lindsey-buildings ... ..	1 one-room tenement ... "	- 5 -			2
		5 two-room " ... "	- 7 -			23
		Workshops (3) ... ..	- 4 6			
		" (6) ... ..	- 6 -			
	Total ... ..	6 tenements containing 11 rooms, and 9 workshops.		4 9 6	3 7 6	25
	Powis-buildings ... ..	3 two-room tenements ... "	- 7 6			12
		3 " " ... "	- 8 -			14
		9 three-room " ... "	- 9 6			57
		Workshops (4) ... ..	- 4 6			
	Total ... ..	15 tenements containing 39 rooms, and 4 workshops.		7 10 -	3 4 6	85

## PART III.—(continued).

Index No.	Name of dwellings and date of opening.	Particulars of tenements, &c.	Rent per week per tenement.	Total rent per week.	Average rent per week per room.	Number of persons in occupation.
	SHELTON-STREET DWELLINGS—(continued).		£ s. d.	£ s. d.	s. d.	
	Wimbledon-buildings ... ..	4 two-room tenements ... ..	- 8 -			11
		4 three-room " ... ..	- 9 6			23
	Total ... ..	8 tenements, containing 20 rooms.		3 10 -	3 6 0	34
	Total for Shelton-street Dwellings	63 tenements, containing 146 rooms and 23 workshops.		30 18 6	3 5 4	266
10	BOUNDARY-STREET AREA— Streatley-buildings ... .. (Opened April, 1895.)	19 two-room tenements ... at 13 " " " " " " 24 three-room " " " " Workshops (12) ... ..	- 6 - - 5 9 - 7 9 - 3 6			66 45 132
	Total ... ..	56 tenements, containing 136 rooms and 12 workshops; 3 rooms occupied by caretaker.		20 19 9	2 9 3	243
11	Cleeve-buildings ... .. (Opened July, 1896.)	7 two-room tenements ... .. 11 three-room " " " " 1 " " " " " " 11 four-room " " " " 1 " " " " " " 1 five-room " " " " Workshops (16) ... .. Shops (4) ... .. " (1) ... .. " (2) ... .. " (1) ... .. Sheds (8) ... ..	- 6 6 - 9 - - 10 - - 11 6 - 12 - - 13 - - 4 - - 12 6 - 13 - - 16 - 1 - - - - 6			18 45 6 72 8 5
	Total ... ..	32 tenements, containing 103 rooms, 16 workshops, 8 shops, and 8 sheds, 4 rooms occupied by caretaker.		24 9 -	2 11 6	154
12	Culham-buildings ... .. (Opened November, 1896.)	15 one-room tenements ... .. 20 two-room " " " "	- 3 6 - 5 6			28 66
	Total ... ..	35 tenements, containing 55 rooms.		8 2 6	2 11 4	94
13	Sonning-buildings ... .. (Opened November, 1896.)	10 two-room tenements ... .. 15 three-room " " " " 5 four-room " " " " 10 " " " " " "	- 5 6 - 7 6 - 9 6 - 10 -			32 67 27 51
	Total ... ..	40 tenements, containing 125 rooms, 3 of which are occupied by caretaker.		15 15 -	2 6 2	177
14	Marlow-buildings ... .. (Opened March, 1897.)	8 three-room tenements ... .. 4 " " " " " " 12 four-room " " " " 5 " " " " " " 5 five-room " " " " Workshops (16) ... .. " (1) ... .. Shops (2) ... .. " (3) ... .. " (1) ... ..	- 9 6 - 10 - - 11 6 - 12 6 - 13 - - 4 6 - 6 6 - 12 - - 14 - - 17 -			30 10 75 19 35
	Total ... ..	34 tenements, containing 129 rooms, 17 workshops, and 6 shops.		26 16 6	2 11 4	169
15	Shiplake-buildings ... .. (Opened March, 1897.)	16 four-room tenements ... .. 9 " " " " " " 1 six-room " " " " Shop (1) ... .. " (1) ... .. " (1) ... ..	- 12 - - 12 6 - 14 6 - 15 - - 17 - - 18 -			84 40 5
	Total ... ..	26 tenements, containing 106 rooms and 3 shops.		18 9 -	3 0 1	129
16	Hurley-buildings ... .. (Opened January, 1897.)	5 two-room tenements ... .. 5 three-room " " " "	- 7 - - 9 -			14 21
	Total ... ..	10 tenements containing 25 rooms.		4 - -	3 2 4	58

## PART III.—(continued).

Index No.	Names of dwellings and dates of opening.	Particulars of tenements, &c.	Rent per week per tenement.	Total rent per week.	Average rent per week per room.	Number of persons in occupation.
	BOUNDARY-STREET AREA—(continued).		£ s. d.	£ s. d.	s. d.	
17	Sandford-buildings ... (Opened January, 1897.)	5 two-room tenements ... at 5 three-room " ... "	- 7 - - 9 -			9 21
	Total ...	10 tenements, containing 25 rooms.		4 - -	3 2 4	30
18	Henley-buildings ... (Opened March, 1897.)	9 two-room tenements .. " 36 " " " " " 5 three-room " " " " 20 " " " " " 15 cupboards ... " "	- 6 - - 6 6 - 8 - - 8 6 - - 3			24 99 27 79
	Total ...	70 tenements, containing 165 rooms and 15 cupboards.		25 1 9	3 0 2	229
	Walton-buildings ... (Opened March, 1897.)	8 two-room tenements ... " 32 " " " " " 7 three-room " " " " 28 " " " " " 15 cupboards ... " "	- 6 - - 6 6 - 8 - - 8 6 - - 3			22 96 28 131
	Total ...	75 tenements, containing 185 rooms and 15 cupboards.		27 13 9	2 11 6	277
	Total for Boundary-street area ...	388 tenements, containing 1,054 rooms, 17 shops, 45 workshops, 8 sheds and 30 cupboards.		175 7 3	2 10 4	1,537

## PART III.—SUMMARY.

Index No.	Area.	No. of tenements of						Total tenements.	Total rooms.	Shops.	Workshops.	Stables.	Sheds.	Cupboards.	Total rent per week.	Average rent per week per room.	No. of persons in occupation.
		1 room.	2 rooms.	3 rooms.	4 rooms.	5 rooms.	6 rooms.										
1	Dufferin-street dwellings	29	23	4	—	—	—	56	87	—	—	12	12	—	£ 11 1 3	s. 2 3 0	191
2	Beachcroft-buildings ...	1	21	19	—	—	—	41	100	—	—	—	—	—	12 11 6	2 6 4	189
3	Council-buildings, Poplar	—	30	20	—	—	—	50	120	—	—	—	—	—	14 10 9	2 5 3	196
4	East Greenwich-cottages	—	30	20	28	—	—	78	232	—	—	—	—	—	22 11 3	1 11 5	385
5	Cable-street dwellings ...	—	40	60	—	—	—	100	260	—	—	—	—	—	31 - -	2 4 6	467
6	Goldsmith-row-cottages ...	—	8	12	5	—	—	25	72	—	—	—	—	—	9 5 9	2 6 9	115
7	Hughes-fields-cottages ...	—	70	62	2	—	—	134	334	—	—	—	—	—	37 11 1	2 2 6	659
8	Idenden-cottages ...	—	—	—	50	—	—	50	200	—	—	—	—	—	20 10 -	2 0 6	261
9	Shelton-street dwellings...	1	45	13	4	—	—	63	146	23	—	—	—	—	30 18 6	3 5 4	266
10-18	Boundary-street area ...	15	164	133	69	6	1	388	1,054	45	17	—	8	30	175 7 3	2 10 4	1,537
	Total ...	46	431	343	158	6	1	985	2,605	68	17	12	20	30	365 17 4	2 6 6	4,266



## PART IV.

Statement showing the districts or areas in respect of which the Council is, or may be, committed to erect dwellings, and the number of persons to be accommodated.

District or area.	No. of blocks.	Area in square feet.	Approximate number of persons to be accommodated.
Boundary-street area ... ..	Cookham—1 site ... ..	16,654	} 2,500
	Clifton and Molesey—1 site...	22,440	
	Wargrave—1 site ... ..	16,850	
	Abingdon and Benson—1 site	22,850	
	Laleham and Hedsor—1 site	33,300	
Brook-strect, Limehouse ... ..	1 site ... ..	9,650	80
Cable-street, Shadwell ... ..	2 sites ... ..	20,760	160
Trafalgar-road, Greenwich ... ..	1 site ... ..	31,840	190
Mill-lane, Deptford... ..	1 site ... ..	51,660	300
Millbank Estate ... ..	10 sites ... ..	231,512	4,000
Clare-market, Strand ... ..	1 site ... ..	45,000	750
Churchway, St. Pancras—Sect. I. ... ..	2 sites* ... ..	34,000	348
Sect. II. ... ..	1 site ... ..	15,250	220
Falcon-court scheme— Borough-road and Green-street sites ...	2 sites ... ..	30,500	500

\* If the agreement annexed to the scheme is carried out, Lady Henry Somerset will erect on Sect. I. of the area accommodation for 348 persons; if the Court does not confirm the agreement, this obligation will devolve upon the Council.

## PART V.

Particulars showing the number of persons residing in the new dwellings on the 31st March, 1897, who were displaced or removed from areas cleared.

The only instances where persons actually displaced by the Council's operations have availed themselves of the new accommodation provided by the Council are those where the Council had new accommodation ready before the entire destruction of the old, viz., (a) in connection with the Black-wall-tunnel works and (b) at Boundary-street.

(a) 1,210 persons were displaced in connection with the tunnel works, and although accommodation for 1,104 persons has already been provided, only 9 of the persons displaced have availed themselves of the new accommodation.

(b) 5,719 persons were residing on the Boundary-street area at the date of the scheme in 1890, and although there was on the 31st March, 1897, a population of over 1,500 persons on that part of the area which has been rebuilt, only 11 of these were living on the area when the Council commenced operations.

Nature of occupation.	Total.	Dufferin-st. dwellings.										Nature of occupation.	Total.	Dufferin-st. dwellings.										Boundary-st. area.
		Dufferin-st. dwellings.	Beachcroft-buildings.	Council-bldgs., Poplar.	E. Greenwich-cottages.	Cable-street dwellings.	Goldsmith-row cotts.	Hughes-fields cottages.	Idenden-cottages.	Shelton-st. dwellings.	Boundary-st. area.			Dufferin-st. dwellings.	Beachcroft-buildings.	Council-bldgs., Poplar.	E. Greenwich-cottages.	Cable-street dwellings.	Goldsmith-row cotts.	Hughes-fields cottages.	Idenden-cottages.	Shelton-st. dwellings.	Boundary-st. area.	
Agent ...	4			3						1	Inspector ...	3									2			
Attendant ...	4								1	3	Instrument-maker	3							1		2			
Baker ...	11	3			3					5	Jeweller ...	1									1			
Basket-maker ...	1									1	Joiner ...	3									2			
Blacksmith ...	5	1		2		1	1			1	Labourer ...	120	10	5	30	21	2	34	14	1	3			
Bleacher ...	1				1						Lamp-lighter ...	1				1								
Bookbinder ...	6									6	Lamp-maker ...	1									1			
Bookseller ...	1									1	Laundress ...	2									2			
Bootmaker ...	14				2					12	Leather-dresser ...	2					1				1			
Brewer ...	5							5			Licensed victualr	2						1			2			
Bricklayer ...	10		1	1	3	1	1	3		1	Lighterman ...	7			2	4			1					
Brushmaker ...	1									1	Limeburner ...	1			1									
Butcher ...	17				3	7				7	Locksmith ...	1												
Butler ...	1								1		Machinist ...	6	1	1		1					3			
Cabinet-maker ...	21	1				2				18	Manager ...	4									4			
Cable-maker ...	1									1	Mechanic ...	4							1		3			
Cabman ...	4	1				2				1	Messenger ...	2							1		1			
Canvasser ...	3	1				1				1	Metal-worker ...	8		1			3		1		3			
Caretaker ...	4									4	Milkman ...	4							1		2			
Carman ...	28	1	2	2	10	5	1	1		6	Miller ...	3			2			1						
Carpenter ...	19	3	1	1	1	1	1			11	Moulder ...	7		1			3	2	1					
Chainman ...	2		1							1	Musician ...	2									2			
Charwoman ...	6	2		2	1			1		1	Needleworker ...	2									2			
Checker ...	3	1			1					1	Newsagent ...	2							1		1			
Cheesemonger ...	2					1				1	Nurse ...	2			1						1			
Cigar-maker ...	5				1					4	Office-cleaner ...	4				1					3			
Clergyman ...	1									1	Packer ...	14	1			1			2		8			
Clerk ...	13	1	1		2	2	1			6	Painter ...	4				2	1	1	1	1	1			
Coachman ...	2								1	1	Photographer ...	1				1								
Collar-dresser ...	1									1	Plasterer ...	1												
Collector ...	1		1								Plateman ...	1						1						
Compositor ...	5									5	Plumber ...	2			1									
Conductor ...	4									4	Policeman ...	33	1		2									







